

"You are welcome hither."



Date: April 8, 2000, rev. Feb. 5, 2003, rev. Nov. 9, 2009  
To: Arden Leaseholder  
From: Trustees of Arden  
Re: **Land Use Policy**

To expedite the sale of an Arden leasehold or the issuance of a New Castle County building permit, the Trustees strongly recommend that, if a leasehold is in violation of New Castle County Land Use policy, the current leaseholder address and resolve violations on the leasehold as soon as possible.

**The Trustees will require that all New Castle County land use violations existing on a leasehold be addressed whenever a leasehold is sold or transferred or when improvements requiring a building permit are proposed.**

Prior to the issuing of a new lease or building permit, the Trustees will require the current leaseholder to address land use violations.

Violations subject to correction include building(s) dimensional and use variances. A leaseholder can generally correct land use violations by applying for the appropriate approved variance or certification from the New Castle County Department of Land Use (Reference Trustees of Arden memo "Non-conforming lots." The financial responsibility of obtaining the variance/verification will remain with the current leaseholder at transfer.

Exceptions to this policy will be considered upon a written appeal to the Trustees explaining that extenuating or mitigating circumstances apply.

If you have any questions, please contact the Trustees Office, Assistant to the Trustees, Julie McNeil, by calling (302) 475-7980, by writing the Trustees Office, 2119 The Highway, Arden, DE 19810, or by contacting our office via e-mail [Trustees.of.Arden@gmail.com](mailto:Trustees.of.Arden@gmail.com).

Sincerely,  
Trustees of Arden

Connee McKinney

Mike Curtis

S. Carl Falco